

Because life is

PettyTM
Real

14 Avondale Street
Colne
BB8 0PN



For Sale

- Two-bedroom mid terrace on Avondale Street, Colne
- Ideal for first-time buyers, downsizers, or investors
- Lounge with plenty of natural light
- Fitted kitchen plus separate utility room
- Damp proofing completed in kitchen and utility
- Fully rewired and central heating system installed

Offers In The Region Of £140,000

- New windows and loft insulation added April/May 2018
- Private rear yard with useful outbuildings
- Good location close to local amenities and transport links
- Offered for sale with no onward chain



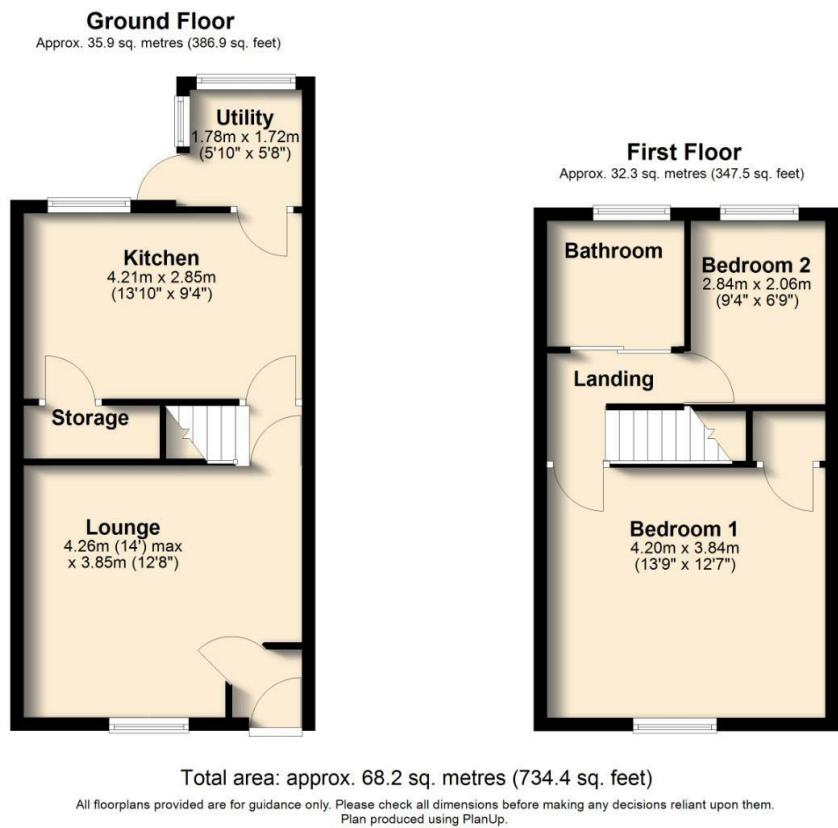
This traditional mid-terrace home on Avondale Street, Colne, presents an excellent opportunity for first-time buyers, downsizers, or investors. Positioned close to local amenities, transport links, and the town centre, the property offers a practical layout with several recent improvements, making it a solid and reliable purchase. Offered with no onward chain, it provides the added benefit of a smooth and straightforward transaction.

The ground floor features a well-proportioned lounge, offering a comfortable reception space with natural light and a versatile layout for furnishings. To the rear, the kitchen provides a functional area for cooking and storage, with access through to a utility room, a valuable addition for laundry appliances, extra workspace, or general household use. Both the kitchen and utility have benefited from damp proofing, providing reassurance and longevity.

To the first floor are two bedrooms, both offering ample space and flexibility, ideal for a main bedroom, guest room, or home office. The property is served by gas central heating, has been rewired, and enjoys newly fitted windows, further enhancing energy efficiency, comfort, and peace of mind for buyers.

Externally, a rear yard provides an easy-to-maintain outdoor space, complete with outbuildings for storage or potential workshop use. It is a private and useful extension of the home, adding practical value for everyday living.

Additional upgrades include loft insulation installed in April/May 2018, supporting improved thermal performance. Overall, this home offers a well-maintained and sensible purchase with key improvements already in place, ready for its next owner to move in or let out with confidence.



14 Avondale Street, Colne



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.